

March 9, 2007

07-10

Mr. Genaro Argenio
Planning Board Chairman
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: Site Plan for Silver Stream
Home Office & Caretaker's Apartment
Tax Lot No. 33-2-1, Bivona Lane

Dear Mr. Argenio and Planning Board Members:

Enclosed within this submission please find eight copies of the following materials:

- Plans entitled "Site Plan prepared for Silver Stream, Inc.," dated January 31, 2005 and last revised on March 9, 2007
- A completed Short Form EAF
- A completed Planning Board Application
- A completed Agent/Owner Proxy Statement
- A completed Planning Board Application Submittal Checklist
- A completed Site Plan Checklist
- A completed Flood Hazard Application Form
- A check in the amount of \$125.00 for application fee
- A check in the amount of \$750.00 for escrow fee

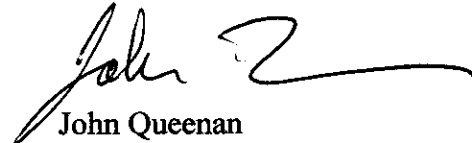
The proposed site plan is the conversion of an existing dwelling located on a 0.23-acre parcel along Bivona Lane. The property is located within the NC zoning district and the minimum lot size for the intended use is 10,000 sq. ft. The site plan proposes to utilize the existing dwelling to create a home office with a caretaker's apartment. The front yard setback is less than the required bulk requirements, but this is a pre-existing non-conforming condition. It is our understanding that the site plan conforms to all applicable zoning requirements and no variances are needed for the application.

The home office would be approximately 300 sq. ft. and the apartment size would be approximately 1,400 sq. ft.. The site would utilize the existing water and sewer services to the dwelling and access would be via a driveway cut along Bivona Lane.

We respectfully request that the project be placed on the March 28th Planning Board Agenda for site plan review and consideration of scheduling a public hearing. If you have any questions or require any further information please do not hesitate to contact our office.

Very truly yours,

Lanc & Tully, P.C.



John Queenan
Project Manager

JQ/gjl

Enc.

cc: Silver Stream, Inc.